



ZONING BOARD OF APPEALS

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ZBA 2013-26

Petition of Wellesley Country Club
300 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, April 25, 2013 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COUNTRY CLUB requesting Site Plan Approval pursuant to the provisions of Section XIVE, Section XVIA & Section XXV of the Zoning Bylaw for replacement of the existing pool and pool house and renovation of the pool area. The new pool house will be sited slightly further away from WELLESLEY AVENUE than the existing pool house. The proposed pool house is a single story structure, with a footprint of 6,190 square feet, at a height of 38 feet, consisting of locker rooms, rest rooms, snack bar and grill room, kitchen, security office, storage and laundry. The basement will provide mechanical and pool equipment areas. A new pool, kiddie pool, play area and gazebo are proposed. Landscaping and lighting are proposed. A new fence will be installed around the pool area. The property is located in a Water Supply Protection District.

On March 25, 2013, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Leslie Shea, Esq. and Phil Cordeiro, Engineer, Allen & Major Associates, Inc., representing Wellesley Country Club (the "Petitioner").

Mr. Cordeiro said that the property is bisected by Wellesley Avenue. He said that Forest Street, Brookside Road and Oakland Street bound the property.

Mr. Cordeiro said that the pool and pool house renovation project will be located adjacent to Wellesley Avenue at the current pool location. He said that the project will involve removal of the existing 2,300 square foot building and replacement with an 8,380 square foot building, consisting of a 6,190 square foot first floor and a 2,190 square foot basement for pool equipment storage.

Mr. Cordeiro said that the project will involve modification of the existing driveway. He said that the driveway will approach a turnaround cul de sac to provide for drop off at the facility and accessibility for handicapped persons and emergency personnel. He said that they will be removing 44 parking spaces. He said that 56 parking spaces will be added adjacent to the old Turf Care Facility, in conjunction with a separately proposed project, ZBA 2013-27.

Mr. Cordeiro said that the entrance to the new pool building will be on the north face. He said that on the south face, there will be various exits that will allow access to a deck that will surround the building.

Mr. Cordeiro said that the new pool will be approximately 7,800 square feet. He said that it will be a zero entry pool and lap lanes. He said that it will be an enlargement of the existing pool.

Mr. Cordeiro said that there will be a 450 to 500 square foot kiddie pool in the northeast corner. He said that there will be a soft surface playground area.

Mr. Cordeiro said that surrounding the main pool deck will be an arbor, a gazebo, general sitting area, and a grassed area for overflow from events. He said that everything will be enclosed by a fence that will screen it from the parking lot and Wellesley Avenue.

Mr. Cordeiro said that the historic foundation and marker will remain in place, untouched. He said that the area will be enhanced with decorative background landscaping and a bench adjacent to the monument. He said that currently there are two dedicated parking spaces for the monument. He said that those spaces will be relocated to the main parking lot. He said that visitors will be able to access the monument by the cart path. He said that it will be ADA accessible and will meet the five percent maximum grade requirement.

Mr. Cordeiro said that an additional driveway off of the main cart path was requested by the Municipal Light Plant (MLP). He said that there is an existing transformer that MLP needs to have crane access to.

Mr. Cordeiro said that the cart path will be used for member access to the golf course and by pedestrians walking to the monument and pedestrians on the Sudbury Aqueduct walking path. He said that during construction there may be times when the path is closed for safety reasons. He said that they will work with the contractor to keep the four foot wide strip open as much as possible.

Mr. Cordeiro said that on the north side of the building will be general green space and the drop off area. He said that they will relocate several existing decorative light fixtures and will supplement them, as necessary, to provide adequate illumination throughout the area.

Mr. Cordeiro said that the space to the west will remain as golf course grounds.

Mr. Cordeiro said that the project will be a closed area. He said that it will be bounded on all sides by physical features that will remain in place.

Mr. Cordeiro said that the proposed retaining wall will be six feet at its highest point. He said that there will be a fence along the top of the wall. He said that there will be a masonry dry stack wall on the east side that will absorb the five percent driveway slope. He said that the material is referenced on Plan C-6.5, detail 8.

Mr. Cordeiro said that drainage will be entirely underground. He said that they are proposing 65 precast chambers to mitigate any increase in stormwater runoff and volume. He said that the plans have been reviewed by the Department of Public Works (DPW) and some technical tweaks were made in response to that review. He said that all stormwater runoff will drain to a double catch basin in the corner of the parking lot that will tie to the municipal system. He said that there will be water quality units for total suspended solids and other pollutant removal. He said that there will be a reduction in runoff for all storm events.

Mr. Cordeiro said that all runoff from the pool deck will be picked up by the drainage system. He said that a trench drain is shown on the plan. He said that there may be little area drains, depending on the final pool design. He said that the pool itself will be on a closed loop system that will go through the filtration system.

Mr. Cordeiro said that, because of the existing building, all of the utilities that they need are already there. He said that they will make the necessary modifications to re-route everything around the proposed development.

Mr. Cordeiro said that they will add a 2,000 gallon grease trap to accommodate the proposed grill room.

Mr. Cordeiro said that the calculation for daily sewer flow was based on the number of lockers in the pool house and seating around the grill area. He said that the system can handle any unaccounted for use.

Mr. Cordeiro said that all of the systems were reviewed by DPW, MLP and Water & Sewer departments.

Mr. Cordeiro said that there will be landscaping flanking the new driveway, decorative screening landscape along the tennis courts, shrubbery planting along the face of the building, slope plantings on transition areas, decorative trees along the parking lot, and landscaping on the inside and outside of the fence. He said that there is a narrow strip of land between the cart path and the retaining wall that they have landscaped as much as possible.

Mr. Cordeiro said that there will be a total of 11 light fixtures. He said that five of the fixtures will be relocated from the existing driveway and parking area. He said that six new fixtures will be added as shown on plan C-9.

Mr. Cordeiro described access to the new facility. He said that parking on the east side will remain. He said that the sidewalk is on the north side of the road, which will also provide access from the clubhouse. He said that a mother parking in the east lot will follow the sidewalk around the cul de sac to access the entry to the pool house.

The Board questioned whether people will cross at the circle. The Board asked if there could be a sidewalk on the south side of the driveway. Mr. Cordeiro said that it is not necessary to have sidewalks on both sides of the roadway. He said that they wanted to encourage people to use the one sidewalk for financial reasons. He said that two sidewalks would be used infrequently. He said that it is a closed membership with a limited number of people.

The Board asked if the sidewalk could be shifted to the south side because most people will be coming from the parking lot. Mr. Cordeiro said that the sidewalk was located on the north side for access to the ADA parking spaces.

Mr. Cordeiro said that, when they were reviewing the drainage system with DPW, there was landscaping on top of the area on the south side of the driveway. He said that DPW said that landscaping should not be on top of the system. He said that they could add a sidewalk for the benefit of the project. He said that they will lose a tree corridor because the sidewalk would push the trees onto the drainage area. The Board

said that there needs to be some sort of pedestrian way without having to go into the circle. The Board said that it could be a stone dust path.

The Board said that the drawings show a single door to an enclosed foyer to access the pool facility. The Board asked about emergency access to the building. Rob Bramhall, Architect, said that there will be double doors there. He said that during the off season and at night time, the area will be closed off. He said that when the pool is open, the doors will primarily stay open all day. He said that there will be a guard station to check people in. He said that there will be guards stationed around the pool as well.

Mr. Bramhall said that during the colder weeks in September, there will be access through a double door to the grill room. He said that the grill will not be used all year but will be used longer than the pool to the end of golf season.

Mr. Bramhall said that internal plans for the pool house are still being developed. He said that everything will be ADA compliant and will meet all codes.

The Board said that access to the main pool is not labeled on the plan.

Mr. Bramhall said that there will be a double gate to the kiddie pool for emergency access.

The Board said that the graphic scaling on the plans is incorrect.

The Board said that the fence from the exterior of the cart path to the pool deck is closer than 30 feet to the property line. The Board said that Section XXII B Part D 1 (a) of the Zoning Bylaw requires a 30 foot setback.

The Board said that it had not seen anything beyond pool layout plans. Mr. Cordeiro said that it was his understanding that the pool has to be permitted through the Board of Health (BOH). Mr. Bramhall said that he will provide pool detail plans.

The Board said that the plans were difficult to read.

Mr. Cordeiro said that pool chemicals will be stored in the basement level. Mr. Bramhall said that the basement plan is still being developed. He said that it will not be a full basement. He said that access will be from outside stairs.

The Board said that the plan that was submitted shows a four foot fence around the pool. Mr. Cordeiro said that the plans will be revised to show a six foot fence.

The Board asked if this project will result in increased memberships. Chris Guiffre, Club member and a member of the Board of Governors of the Club, said that membership is capped at 550. He said that there will be no pool only memberships.

Mr. Guiffre said that the said that the vast majority of pool users are young families. He said that they do have a summer swim team that is active from Memorial Day to the first week of August. He said that they are members of a league where they swim five meets against other local clubs. He said that there are

two or three home meets when there is a significant increase in the number of people at the pool. He said that, in addition to the visiting team and their guests, there is an increase in staff at the snack shack. He said that there is an increased burden at the parking lot.

Mr. Guiffre said that there is one additional swim meet that increases the burden on the infrastructure. He said that all six teams in the league compete in swim championships. He said that is a much greater burden but it happens only once every six years because it rotates among the clubs. He said that the championships are generally during the week.

The Board asked if the swim meets are planned to not conflict with any golf tournaments. Mr. Guiffre said that they make every effort to avoid any conflicts. He said that most of the tournaments happen on the weekends.

Mr. Guiffre said that the clubhouse is rented out for private parties. He said that the pool is used by members and their guests only. He said that the club charges guest fees for the pool.

Mr. Guiffre said that the swim team is for all ages up to 16. He said that usually 50 members will show up at a meet. He said that they lose a lot of kids because of camps and vacations. He said that even if there were 200 people at a swim meet, the number would fluctuate over a 3 ½ hour period because people do not tend to stay for the entire meet.

The Board asked if there have been any parking conflicts in the past when there is a swimming meet. Mr. Guiffre said that the biggest challenge is the once in six years meet. He said that the regular meets have not been a problem.

Marty Ryan, General Manager, Wellesley Country Club, said that he has been he has been managing the club for 21 years. He said that the spaces near the pool were new spaces for them. He said that when they renovated the pool in 1993 and 1994, they picked up 40 new parking spaces. He said that they will pick up 56 spaces when they renovate the Turf Maintenance Building.

Mr. Ryan said that they have hosted big events at the club. He said that they have some designated off-sight areas for employee parking. He said that they could also implement a trolley or cart shuttle service. He said that they have provided police details in the past for any of the big events.

Mr. Ryan said that the pool opens at 7 am and closes at 8 pm. He said that seniors tend to use the pool early. He said that swim meets are usually in the late morning or early afternoon. He said that it is a seasonal operation from Memorial Day to Labor Day.

The Board confirmed that there will be no special lighting for the pool facility.

The Board asked about regulating no parking on the cul de sac. Mr. Guiffre said that people are used to parking in the lot and walking up to the pool. He said that many mothers are comfortable enough with the pool director and staff to drop their kids off and then go park their cars. He said that it is also very common for the families to park and then walk up the driveway.

The Board asked about emergency vehicle access. Mr. Cordeiro said that the plan is for the trucks to pull into the cul de sac as far as possible, fight the fire, and then back out of the cul de sac. He said that smaller emergency vehicles will be able to make the turn at the cul de sac. He said that the Fire Department did not request any "No Parking" signs or pavement markings.

The Board asked if there was any consideration for a speed bump before entering the cul de sac to slow traffic down for people walking through that area. Mr. Cordeiro said that they did not think that it was necessary. He said that it is deep into a parking field where vehicles must make several turning movements to get into the area. He said that there will be a painted crosswalk. He said that speed bumps create problems with plowing in the winter. He said that the club will maintain the driveway in the winter.

The Board asked about food service on the deck. Mr. Bramhall said that there is a patio in front of the grill room. He said that there will be outdoor undercover and indoor seating with some spillover but not onto the main pool deck. He said that there is a separation between the snack shack at the kiddie area and the main grill area.

The Board said that it will need to see to finished plans in order to grant Site Plan Approval.

John Frankenthaler, 33 Brookside Road, Needham, said that he has been an abutter of the Country Club for approximately 30 years. He said that the Country Club has approximately 11 acres in Needham. He said that there is an area where a lot of debris has been put over the years. He said that he was concerned about the addition of debris from the pool and pool house renovation project. He said that over the years there have been trees taken down and left in the debris area. He said that he contacted the Building Inspectors and Health Departments in Wellesley and Needham to look into this. He said that the aquifers could be affected. He asked if the situation could be monitored.

Mr. Ryan said that he had met with the BOH from both towns. He said that the Country Club was not cited for any issues. He said that none of the debris from the old clubhouse was dumped there. He said that the dump consists of grass clippings, plugs, tree stumps and branches. He said that there is no concrete or heavy steel. He said that there may be some asphalt from the cart paths. He said that construction debris from the club house was removed from the site by the contractor at the time.

Mr. Ryan said that most of the debris breaks down to reusable substances for the golf course. He said that they have recycling program at the club for paper, metals and plastics. He said that they do a yearly or bi-yearly cleanup to get rid of branches and materials that cannot be recycled. The Board said that it encourages property owners to be good neighbors. Mr. Ryan said that the club would be open to suggestions.

Laura Fragasso, 166 Oakland Street, said that she has been to most of the hearings for the project. She said that she is concerned about lighting connected with new projects in town. She said that the clubhouse is in her view from her driveway. She said that MassBay is located behind her. She said that MassBay has upgraded their lighting and keep it on all night. She said that also in the neighborhood are the Temple, Schofield School, Wellesley Toyota and Babson College, all of whom have lighting. She said that she sees a lot of opportunities in the Town to reduce sky glow. She said that public safety comes first but there is a lot of information on lighting and ways to retain the night sky and to remove glare. She

said that she shared with the Board of Selectmen (BOS) an article from the American Medical Association that supports what people have been saying about lighting and how it affects older people and their eyesight. She said that this has been a concern of hers throughout the permitting process. She said that she has shared information with Mr. Cordeiro. She asked that the Town pay attention to the overall lighting with all of these projects.

Ms. Fragasso asked about lighting outside of the fence. She said that the proposed light pole fixture may send out too much light. She asked that Wellesley Country Club look at where light will be directed and consider the new technology for directing lighting down onto the property. She said that this area is the Town's largest wildlife area. She said that the club sits on top of the aquifer that feeds seven of the Town's nine wells. She said that the wildlife and the water are all connected. She said that she sees this as an opportunity to have excellent design to minimize the lighting. She said that the whole town will benefit.

The Board said that there are shielding kits for the proposed light pole fixtures that will direct the light down. Ms. Fragasso said that once the lighting is in, it is more of a problem to change it.

Ms. Fragasso asked that the Country Club get rid of the old lighting at the indoor tennis courts when they put in the new lighting.

The Board asked if the lights go out at 8 pm when the pool facility closes. Mr. Cordeiro said that they would probably keep some of light fixtures on because they connect multiple buildings on the property. He said that they can power down selected fixtures. The Board said that a lighting plan should be submitted.

The Board asked if Mr. Cordeiro had met with the Building Inspector about possible parking issues. Mr. Cordeiro said that he had not. He said that they got feedback from the BOS, the Traffic Engineer and DPW that was very involved with traffic and parking coordination. He said that there is no parking requirement for this use in this zone.

The Board said that it was still concerned about pedestrian circulation and access to the pool facility. The Board said that it was concerned that people will follow a different path and will walk in the street. The Board said that people will probably park in the circle.

The Board said that the submittal was not complete. The Board said that it will need to see the final documentation before granting approval. The Board said that would need to see final drawings for the doors, adjustments to the locker and bathroom facilities, basement plans, and better labeling of plans. The Board said that the plans need to be to scale. The Board said that the civil plans should be reproduced so that the obscured information is readable.

The Board voted unanimously to continue the hearing to May 9, 2013.

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May 9, 2013

Presenting the case at the hearing were Leslie Shea, Esq. and Phil Cordeiro, Allen and Major Associates, Inc., project engineers. Also present was Rob Bramhall, Architect, Norm Fournier, Construction Manager, C.E. Floyd Company, and Chris Guiffre, Club member and member of the Board of Governors of the Club.

Mr. Cordeiro said that there had been discussion at the previous hearing about having a sidewalk on the south side of the driveway. He said that they were not able to accommodate a concrete driveway because of the subsurface drainage but were able to put in a stone dust path for pedestrians accessing the facility from the south parking lot.

Mr. Cordeiro said that there will be no specific lighting associated with the stone dust path. He said that lighting on the driveway should be sufficient. He said that the existing low level bollard lighting will be removed and there are no plans to replace it. The Board said that the pool will not be used after dark.

Mr. Cordeiro said that there will be grass between the path and the driveway. He said that irrigation is not shown on the plans.

Mr. Cordeiro said that, in response to the Board's concern about a 30 foot setback from any structural member of the pool to Wellesley Avenue, they notched the deck and set the gazebo back from 25 feet to 30 feet. He said that they did not modify the western portion of the deck because they did not consider it to be a structural component of the pool. He said that at the narrowest point it will be 22 feet. The Board said that it considered the fence to be a structural component of the pool. Mr. Cordeiro said that they could provide plans to show a 30 foot setback for the fence line.

Mr. Bramhall said that there are recommended distances from pool edge to the edge of the decking, ideally about 15 feet to 20 feet. He said that the proposed fence was put at 20 feet from the pool edge.

Mr. Cordeiro said that there will be decking on grade that is supported by a retaining wall. Mr. Bramhall said that, to help with the grading, they tried to soften the wall that goes from 1 to 6 feet. He said that there will be plantings in front of the wall. He said that the stone wall is a landscape element and the fence sits behind it. He said that they could pull the fence back but they were trying to marry the wall and the pool architecturally.

Mr. Cordeiro said that the Architect added a second door at the Pool House entrance. He said that the scales have been corrected on the plans. He said that the Board requested that the fencing shown as four feet on the Architectural Plans versus the six foot requirement around the pool, and what was shown on the plan details be coordinated.

The Board discussed the height requirements in the Zoning Bylaw. The Board said that the bylaw does not address nonresidential structures in a residential district. Mr. Bramhall said that when they built the new club house, there was a height restriction of 45 feet.

The Board confirmed that bathroom 126 on Plan A 1.01 will be designated as a family bathroom and will meet all code requirements.

The Board discussed use of the trail system across the club property during construction. Mr. Cordeiro said that there is a note on the Demolition Plan that the contractor will be required to coordinate continued safe access along the cart path. He said that he spoke with Bob White, head of the Trails Committee, and was told that they only need four feet. He said that they alerted Mr. White that there may be issues with access along the path for safety reasons during construction. He said that they will keep the path open for as long as possible. He said that they can make Mr. White aware of any work that would impede safe passage along the path.

Mr. Cordeiro said that Allen & Major Associates has been retained to do site monitoring duties. He said that the Architect will be responsible for the pool house. He said that the number of times that they will be on-site has not been determined yet. He said that they have identified critical milestones when they will need to be there but have not worked that out with the contractor yet.

Mr. Fournier said that he is the Project Executive. He discussed the Construction Management Plan (CMP). He said that there will be a six foot chain link construction fence with screening. He said that there will be one access point to the site. He said that there will be a trailer on the north side and storage area on the site. He said that they will place haybales and siltation fences around any area where there is a down gradient slope.

Mr. Fournier said that it is not a big site. He said that they will be keeping storage of materials to a minimum.

Mr. Fournier said that there is a designated subcontractor parking area located on the site. He said that at no time will the construction vehicles be parked on Wellesley Avenue.

Mr. Fournier said that the parking spaces for visitors to the historic site will be maintained during construction. He said that there may be a temporary closing of the cart path during construction due to safety reasons. He said that they will work to get it back up as soon as possible.

Mr. Fournier said that the Traffic Management Plan addresses working hours. He said that typical working hours for the construction company are 7 am to 3:30 pm. He said that all of the construction vehicles will be on site between 6:30 and 7 am. He said that the workers leave the site at the end of the day between 3:30 and 4 pm. He said that peak traffic in the area is between 7:30 and 8:30 am and 5:30 and 6:30 pm.

Mr. Fournier said that deliveries could be sporadic over the course of the day. He said that typically concrete pours are scheduled early in the morning. He said that there may be four trucks coming in on that particular day. He said that they will not pour every day. He said that there will probably be a maximum of two trucks at any given time.

Mr. Fournier said that lumber and roofing materials will be delivered only once a day. He said that the building will be stick built. He said that the largest elements might be some roof trusses.

Mr. Fournier said that other deliveries will be scattered throughout the day.

Mr. Fournier said that there will be full time on-site supervision. He said that phone numbers will be published for the public and the country club. He said that there will be an assigned project manager.

Mr. Fournier said that initial operations will include demolition of the existing pool and structure. He said that they will immediately get right into the excavation of the new material. He said that there will not be a lot of storage of materials. He said that there may be some topsoil that is to go back.

Mr. Fournier said that the wheel wash will be a tracking pad with a wash down fixture. He said that they will be doing weekly cleanup as a minimum and as necessary. He said that they will inspect Wellesley Avenue and the parking lot so that there will be no accumulation of dirt and debris.

Mr. Fournier said that the construction vehicle route will be from Route 9, using the Cedar Street exit to Hunnewell to Wellesley Avenue. Mr. Cordeiro said that there is a specific provision per the Board of Selectmen to not use Brookside Road. Mr. Fournier said that will be written into the contracts or purchase orders to the vendors.

Mr. Cordeiro said that lighting will be a lantern style fixture that is shielded in the cap. He said that it is a concave fixture that directs light angularly out and down. He said that there is a reference on the Utility Plan to power down every other light after the pool is closed.

The Board asked about plans to discourage people from parking in the cul de sac. Mr. Cordeiro said that they do not want to put signs there. Mr. Guiffre said that there is a turnaround at the existing pool facility. He said that there have never been signs or striping there. He said that there has never been a problem with people parking there.

The Board discussed timing for creating parking at the Maintenance Facility. The Board said that the Turf Care Facility and Pool projects are mutually dependent.

Mr. Cordeiro said that the pool construction project will run from September, 2013 to May, 2014. He said that they will start the Turf Care Facility project as soon as it is feasible. He said that they discussed the Parking Management Plan with the Board of Selectmen. He said that the plan addresses secondary parking if the primary parking spaces are not available. He said that they have planned for temporary parking behind the existing Turf Care Facility and additional parking at the existing Paddle Court Facility. He said that there should be 35 to 38 temporary spaces available.

Mr. Cordeiro said that the club does not want to tie the projects together by permit. He said that it is the club's intention to build both projects.


Mr. Shea said that the club has not figured out the financing for the order of the projects. He said that they will make sure that they have the parking spaces back 18 months after the pool project is complete. The Board discussed having a condition that the parking shall be replaced within 18 months of the Certificate of Occupancy.

Mr. Guiffre said that the club committed to the Board of Selectmen that they would schedule events so as to avoid conflicts with parking.

Laura Fragasso, 166 Oakland Street, asked if there will be a light in the cupola. Mr. Bramhall said that the cupola is open to ambient light that will come from the space. He said that it is not a closed off space. He said that there will not be a light in the cupola. He said that there will be no light fixtures in the windows. He said that they will not be architecturally lighting the building. He said that there will only be down lights under the canopies.

Submittals from the Petitioner

- Application for Site Plan Approval, dated 12/4/12
- Site Plan Approval Plan Checklist
- Development Prospectus, dated 12/4/12
- Water System Impact Analysis
- Sewer System Impact Analysis
- Electrical System Impact Analysis
- Traffic Impact And Access Study
- Refuse Disposal Analysis
- Building Occupant Safety
- Pedestrian Safety
- Storm Drainage Impact Analysis
- Abutter's List
- Traffic/Construction Management Plan
- Revised Drainage Report, dated 4/1/13
- Revised Hydrologic Report, dated 4/12/13
- Letter to Andrew B. Street, P.E., Senior Civil Engineer, Town of Wellesley, dated 4/1/13, from Philip Cordeiro, PE, Project Manager, re: Response to DPW Comments
- Letter to Zoning Board of Appeals, dated 4/24/13, from Kara D. Keleher, PE, Project Manager, Aquatics Group, re: Wellesley Country Club Proposed Pool Replacement and Renovation, Wellesley, MA


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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Title Page	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13
1	Partial Existing Conditions	12/4/12	Kevin J. Kiernan, Professional Land Surveyor	4/2/13
C-1	Proposed Site Preparation And Demolition Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-2	Proposed Layout And Materials Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13, 5/16/13
C-3	Proposed Grading And Drainage Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13, 5/16/13
C-4	Proposed Utilities Plan	3/6/13	Allen & Major	4/1/13, 4/12/13,

			Associates, Inc.	5/2/13, 5/16/13
C-5	Proposed Planting Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13, 5/16/13
C-6.1	Site Details	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-6.2	Site Details	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-6.3	Site Details	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-6.4	Site Details	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-6.5	Site Details	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-7	Proposed Utility Profile	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-8	Proposed Erosion And Sediment Control Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
C-9	Proposed Site Lighting And Photometrics	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
EW-1	Existing Watershed Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
PW-1	Proposed Watershed Plan	3/6/13	Allen & Major Associates, Inc.	4/1/13, 4/12/13, 5/2/13
	First Floor Plan		Rob Bramhall Architects	
	Roof Plan		Rob Bramhall Architects	
	South Elevation		Rob Bramhall Architects	
	East & West Elevations		Rob Bramhall Architects	5/2/13
	Site Section		Rob Bramhall Architects	
	Partial South Elevation		Rob Bramhall Architects	
	Building Section		Rob Bramhall Architects	
	Entry Perspective		Rob Bramhall Architects	
A001	Site Section	5/2/13	Rob Bramhall Architects	
A100a	Basement Floor Plan	5/2/13	Rob Bramhall Architects	
A101	First Floor Plan	5/2/13		
A103	Roof Plan	5/2/13	Rob Bramhall	

			Architects	
	North & South Elevation	5/2/13	Rob Bramhall Architects	
SP2.01	Pool Plan	12/4/12		

On February 27, 2013, the Design Review Board voted unanimously to approve the proposed project subject to four conditions.

On March 22, 2013, Andrew Street, P.E., Senior Civil Engineer, Town of Wellesley, sent Site Plan Review comments for the project to Philip Cordeiro, P.E., Allen & Major Associates, Inc.

On April 2, 2013, Leonard A. Izzo, R.S., and C.H.O., Director of Public Health, reviewed the project and submitted comments.

On April 9, 2013, Deputy Fitzpatrick, Wellesley Fire Department, reviewed the project and stated that the project is acceptable. The fire department reserves the right for final approval at time of issuing permits with a complete set of building documents.

On April 22, 2013, Donald H. Newell, Wellesley Municipal Light Plant, reviewed the project and stated that there is adequate system capacity in this area to accommodate the electrical needs of this project.

On April 24, 2013, the Planning Board reviewed the project and recommended that the petition be approved with conditions.

On April 25, 2013, Andrew B. Street, PE, Senior Civil Engineer, Town of Wellesley, reviewed the project and stated that the most current plans and supplemental information appropriately address DPW comments and meet the Town of Wellesley's standards.

DECISION

Based on the application and other information described in this Decision, the Board found that the proposed Major Construction Project that consists of replacement of the existing pool and pool house and renovation of the pool area is in harmony with the general purpose and intent of the Zoning Bylaw, subject to conditions listed below, in conjunction with the Special Permit and Site Plan Approval. The Board found that the proposed Major Construction Project is otherwise in compliance with the Special use Permit Standards, Section XXV D. of the Zoning Bylaw. The new pool house will be sited slightly further away from Wellesley Avenue than the existing pool house. The proposed pool house is a single story structure, with a footprint of 6,190 square feet, at a height of 38 feet, consisting of locker rooms, rest rooms, snack bar and grill room, kitchen, security office, storage and laundry. The basement will provide mechanical and pool equipment areas. A new pool, kiddie pool, play area and gazebo are proposed. Landscaping and lighting are proposed. A new fence will be installed around the pool area. The Board voted unanimously to grant Site Plan Approval.

The Board's approval of the Site Plan for the Project is premised on the Petitioner's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Petitioner, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

The Board voted unanimously to grant a Special Permit for a major construction project within a Water Supply Protection District, having found that the Design and Operation Standards are adequately satisfied and not otherwise prohibited.

CONDITIONS

General Conditions

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw, general bylaws, and all the rules and regulations of the Planning Board and the Board of Health. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval.
4. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Board of Health, the Fire Chief, the Town Engineer, or any other applicable local inspector or board. Construction of the Project shall be subject to on-site compliance inspections by the Building Department in the customary manner.
5. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location.

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6. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District.
7. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.

Design Conditions

8. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
9. The fence shall be moved back a minimum of 30 feet from Wellesley Avenue
10. Parking spaces that are being lost as a result of the project will be replicated on the main site within 18 months after the issuance of a Certificate of Occupancy.

Construction Conditions

11. The Applicant shall implement its Traffic/Construction Management Plan as specified in its submittal dated March 25, 2013.
12. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Wellesley Avenue or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
13. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. In the event that the Applicant determines that construction work is required to be performed on Saturday, such work may be performed between the hours of 7:00 a.m. and

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6:00p.m., provided that the Applicant notifies the Inspector of Buildings at least three days prior to such work, and the Inspector of Buildings, in conjunction with the Wellesley Police Department, consents to such work. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.

Use Conditions

14. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations".

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ZBA 2013-26
Petition of Wellesley Country Club
Pool & Pool House
300 Wellesley Avenue

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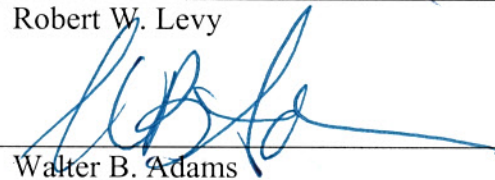
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm